K 3181

For and in consideration of the sum of One Dollar - - - - - - - - - - - - - - - - -
- - -($1.00) - *DOLLARS*

cash in hand paid by Walter Scott and wife, Sallie B. Scott, the receipt of which is hereby acknowledged,

We, Turner Copeland and wife, Grace S. Copeland

have bargained and sold, and by these presents do transfer and convey unto the said Walter Scott and wife, Sallie B. Scott, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the southerly one-half of lot No. 20 on the map of A. W. Wills Subdivision of the McFerrin Lands, as of record in book 57, page 82, Register's Office for said County.
Said part of said lot fronts 37.2 feet on the easterly side of North 6th Street and runs back between parallel lines 165 feet to an alley.
Being the same real property conveyed to Turner Copeland and wife, Grace S. Copeland, by deed from Will C. Gatlin and wife, dated March 28, 1960, and recorded in book 3034, page 153, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter Scott and wife, Sallie B. Scott, their *heirs and assigns, forever.*

And we *do covenant with the said* Walter Scott and wife, Sallie B. Scott *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for taxes for the year 1961 which are prorated and assumed by the purchasers.

And we, Turner Copeland and wife, Grace S. Copeland *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Walter Scott and wife, Sallie B. Scott, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 15th *day of* February *1961, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Turner Copeland
Grace S Copeland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, E B Walton *, a Notary Public in and for said County and State,* Turner Copeland and wife, Grace S. Copeland *the within named bargainor* s *, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

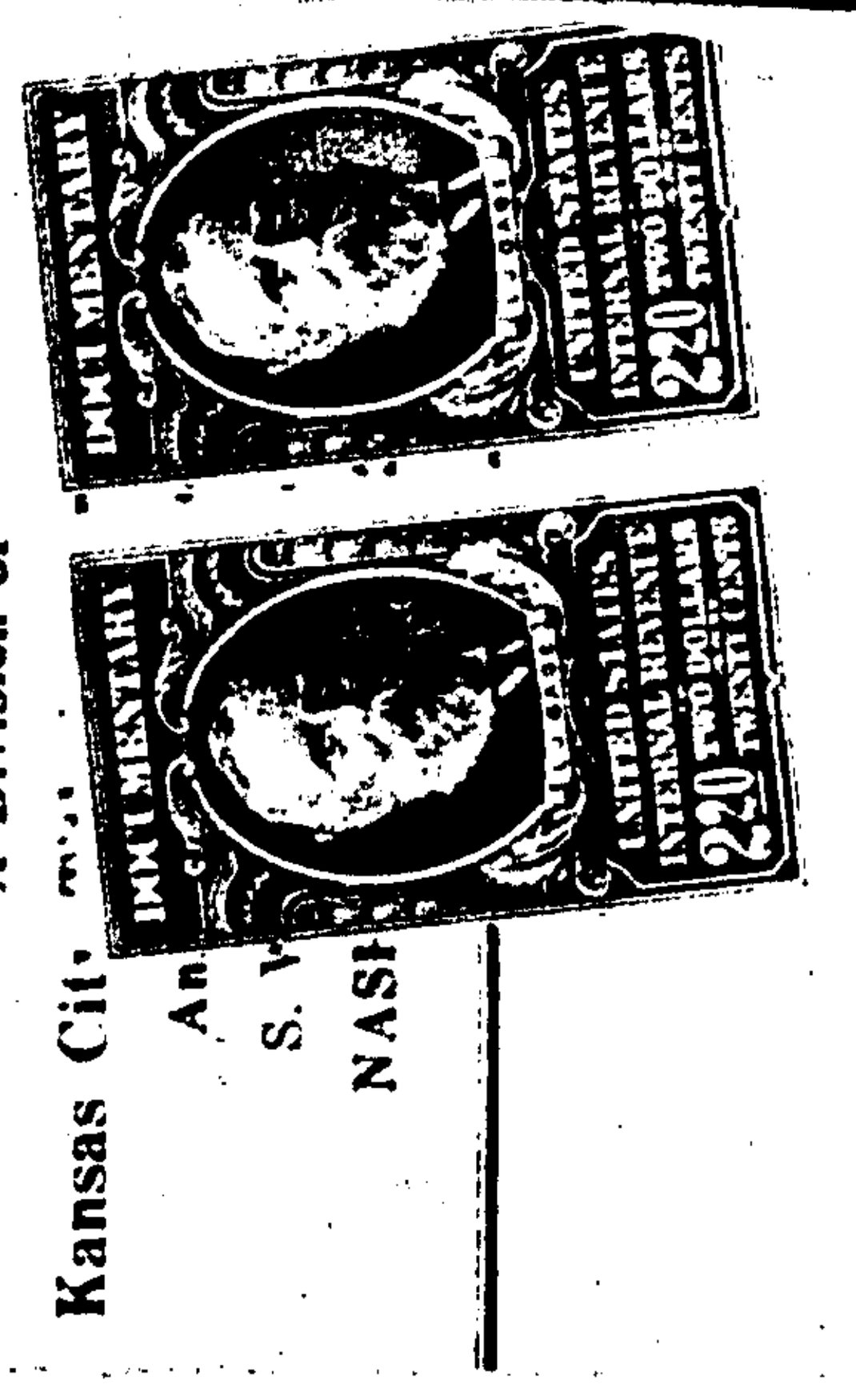
Witness my hand and official seal at Nashville *Tennessee, this* 15th *day of* Feb *, 19*61

Commission expires Apr 22 - 1961 E B Walton *Notary Public*

WARRANTY DEED
FROM
Turner Copeland et ux.
TO 26483
Walter Scott et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of FEB A.D. 1961
at 2:38 o'clock P
Noted in Book 98 Page 26
Recorded in Book ____ Page ____
Recording Fee $3.00
JAMES P. WILSON, Register
By C McKnight Dep. Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas Cit...



G 523